

Altadena Community Standards District Update

Open House

June 4, 2016



Background

- “ CSD Committee was appointed by the Altadena Town Council
- “ Developed recommendations for CSD Update
- “ Worked with Regional Planning to draft proposals



The CSD Update will...

- ” Address current community issues
- ” Make CSD responsive to local community needs
- ” Reduce number of projects which require a CUP
- ” Reflect community input from Altadena Vision Plan



The CSD Update will...

- “ Promote more businesses in Altadena
- “ Improve pedestrian oriented design of commercial areas
- “ Reduce costs and uncertainty for applicants



Altadena CSD Update: Residential



The CSD addresses...

- ” Fences, Walls and Hedges in Front Yard Setbacks
- ” Limited Expansion of Home-Based Occupations
- ” Bed and Breakfasts with CUP in Residential Zones
- ” Revised Residential Setbacks



Fences, Walls and Landscaping In Front Yards

- “ To ensure safety (line of sight visibility) for pedestrians, vehicles and bicyclists
- “ New development standards for materials, height and setbacks
- “ Consider modifications up to 6 feet depending on safety concerns



Fences, Walls and Landscaping In Front Yards

- “ Fences, walls and landscaping can be up to 3 ½ feet in the front yard
- “ Fences, walls and landscaping can be up to 6 feet tall when 10 feet from ultimate right of way
- “ If a new or existing fence does not comply, a CSD Modification can be requested



Fences, Walls and Landscaping In Front Yards

- ” Allow materials such as brick, concrete, wood, and tubular steel
- ” Allow chain-link only with vegetation
- ” Prohibit barbed wire or razor wire material



Revised Residential Yard Setbacks

- ” Revise residential setbacks to be calculated using the smallest yard on the same side of the block or 20 feet from the right-of-way, whichever is greater.
- ” For flag lots, revert to countywide standards for 10 feet for all yards.



Home-Based Occupations

- “ Allow new home-based occupations by right:
 - “ Seamstress / Tailor
 - “ Digital Photo Lab
 - “ Picture Framing
- “ Propose two employees per property
- “ Propose two home-based occupations per property
- “ Add development standards for new uses



Bed and Breakfasts

- “ Allow in R-1 (Single Family Residential) and R-2 (Two-Family Residential) zones
- “ Require a Conditional Use Permit (CUP)
- “ Add development standards, including lot size and parking



Altadena CSD Update: Commercial



The CSD addresses...

- ” Revised Parking Standards for Small Lots and Outdoor Dining
- ” Revised Commercial Development and Design Standards
- ” Updated process for CSD Modification



Pedestrian Design Recommendations

- ” New Architectural Elements with a more flexible approach
 - ” 3 architectural features required instead of 5
 - ” Benches and Raised Planters
- ” Ground Floor to be more visible to pedestrians
 - ” 55% clear material like glass, not including entrances, on ground floor of new developments



Pedestrian Design Recommendations

- ” Concrete Block Walls

- ” CMU walls to not be visible to exterior in new developments

- ” Commercial Structure Setback with Landscaping

- ” Minimum 24 inch setback from sidewalk required



Commercial Development Standards

- ” Parking Requirements for Legal Non-Conforming Lots
 - ” Lots under 2500 sq. ft. : No parking required for new development
 - ” Lots between 2500 – 5000 sq. ft. : 30% reduction in parking requirement for new development
- ” Drive-Through Establishments
 - ” Where commercial adjacent to residential, permitted with CUP.
 - ” Where commercial not adjacent to residential, permitted by right.



Altadena CSD Update: General



CSD Modifications

- ” Notify properties within 300 feet and Altadena Town Council
- ” Notification includes applicant statement
- ” Can be approved if:
 - ” Residential: Less than 3 protests received
 - ” Commercial Zones: Less than 5 protests received



Hillside Management Areas

- ” Update regulations to match countywide hillside ordinance
- ” Retain existing CUP requirement based on grading



Historic Preservation

- “ Update regulations to match countywide historic preservation ordinance
- “ Add protection to locally designated properties
- “ Retain consultation with Altadena Heritage



Additional Recommendations

- ” Additional Recommendations from CSD Committee include:
 - ” One time expansion into R-1 or R-2 setback area of up to 500 square feet.
 - ” Changes in setbacks for odd-shaped lots
 - ” Permit second units by right in areas without sewer access or with a CSD Modification in a Significant Ecological Area (SEA)
 - ” No Parking required for new developments on small lots under 5,000 square feet in area.
 - ” Permit classes in residential areas with a Conditional Use Permit
 - ” Additional design standards for commercial development



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